007.0	0006	0021.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	929,500 / 929,500
					USE VALUE:	929,500 / 929,500
					ASSESSED:	929,500 / 929,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23	-25	ALFRED RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WILHELM THOMAS P &
Owner 2:	WILHELM ROMY IKAUNIKS
Owner 3:	
Street 1:	23 ALFRED RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CHIARA FLORENCE L -
Owner 2:	-
Street 1:	68 COLLEGE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,660 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Asbestos Exterior and 2698 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6660.000	427,900	5,800	495,800	929,500
Total Card	0.153	427,900	5,800	495,800	929,500
Total Parcel	0.153	427,900	5,800	495,800	929,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 344.51 | /Parcel: 344.5

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 6807

GIS Ref

GIS Ref

Insp Date 02/14/18

!731!

PREVIOUS ASSESSMENT

Parcel ID 007.0-0006-0021.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	428,100	5800	6,660.	495,800	929,700	929,700	Year End Roll	12/18/2019
2019	104	FV	329,000	5800	6,660.	526,800	861,600	861,600	Year End Roll	1/3/2019
2018	104	FV	329,000	5100	6,660.	384,300	718,400	718,400	Year End Roll	12/20/2017
2017	104	FV	308,100	5100	6,660.	334,700	647,900	647,900	Year End Roll	1/3/2017
2016	104	FV	308,100	5100	6,660.	285,100	598,300	598,300	Year End	1/4/2016
2015	104	FV	273,700	5100	6,660.	278,900	557,700	557,700	Year End Roll	12/11/2014
2014	104	FV	273,700	5100	6,660.	229,300	508,100	508,100	Year End Roll	12/16/2013
2013	104	FV	285,100	5100	6,660.	218,200	508,400	508,400		12/13/2012

PRINT

Date	Time
12/10/20	16:27:38

LAST REV

Date	Time
11/02/20	09:22:17

danam

731

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHIARA FLORENCE	59033-520		5/4/2012		575,000	No	No		
	17266-193		8/1/1986		235,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/4/2020	867	Redo Kit	45,000	O				
6/10/2004	561	Wood Dec	8,400					replace wood decks

ACTIVITY INFORMATION

Date	Result	By	Name
2/14/2018	MEAS&NOTICE	BS	Barbara S
4/30/2009	Measured	372	PATRIOT
2/18/2009	Meas/Inspect	163	PATRIOT
11/10/2000	Hearing N/C	189	PATRIOT
11/4/1999	Inspected	256	PATRIOT
9/23/1999	Mailer Sent		
9/23/1999	Measured	263	PATRIOT
10/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	6807
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6660		Sq. Ft.	Site		0	80.	0.93	1									495,840						495,800	

Total AC/HA: 0.15289 | Total SF/SM: 6660 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 495,840 | Spl Credit | Total: 495,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	PURPLE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.03917718
Const Adj.:	0.94981003
Adj $ / SQ:	167.794
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	620192
Depreciation:	192260
Depreciated Total:	427932

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	6	Baths:	2	HB	

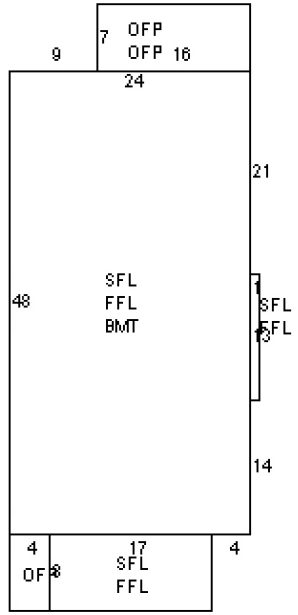
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	3	
Totals			
2	12	6	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	167.79
Special Features:	0	Val/Su Net:	103.01
Final Total:	427900	Val/Su SzAd	158.60

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,349	167.790	226,354
SFL	Second Floor	1,349	167.790	226,354
BMT	Basement	1,200	50.340	60,406
OFP	Open Porch	256	21.790	5,579

Net Sketched Area:	4,154			Total:	518,693
Size Ad	2698	Gross Are	4154	FinArea	2698

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 007.0-0006-0021.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1925	21.25	T	40	104			5,100			5,100
19	Patio	D	Y	1	13X14	A	AV	2016	4.31	T	5	104			700			700

More:	N	Total Yard Items:	5,800	Total Special Featues:		Total:	5,800